



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 7 Hubert Street

**Asking Price £125,000**

Withernsea, HU19 2AT



THREE BEDROOMS! TWO RECEPTIONS! SOUTH FACING GARDEN! NO CHAIN!

Very well presented three bedroom mid terrace house offered to the market with the benefit of no chain, finished to a high standard throughout and ideal for any buyer looking for a property that is ready to move straight into. With uPVC glazing and gas central heating in place the accommodation comprises: internal porch, hallway, lounge, open plan dining room, modern fitted kitchen and ground floor bathroom, to the first floor are three good size bedrooms along with a first floor WC, access continues to a second floor converted loft space. This sizeable property is well balanced by a good size south facing garden at the rear complete with outbuilding for storage. Situated within close proximity of the beach and a short walk to the nearest schools, this home offers ideal space for a family and must be seen to be fully appreciated. Contact our office today to arrange an appointment to view.





## Hallway

A uPVC front entrance door opens to an internal porch with a glazed door leading through into the hallway, with a spindled staircase rising to the first floor landing, radiator, tiled effect vinyl flooring and period cornice to the ceiling.

## Lounge 11'5" x 11'5" (3.50 x 3.50)

Front facing living room with a uPVC glazed bay window, laminate flooring, contemporary radiator, period cornice to the ceiling and with an inglenook fireplace housing a multi-fuel stove.

## Dining Room 12'1" x 11'3" (3.70 x 3.45)

Central reception room with double doors creating an open plan layout to the lounge and with uPVC French doors to the rear garden. With tiled effect vinyl flooring, radiator, under-stairs-storage cupboard and an open fireplace with wooden mantelpiece.

## Kitchen 13'1" x 7'10" (4.00 x 2.40)

Galley kitchen fitted with cream base and wall units with complementing work surfaces and tiled splash back walls, fitted with an electric oven with electric hob above, glass cooker splash back and extraction hood. With a 1.5 bowl ceramic sink and drainer with feature mixer tap, space for an under counter fridge and freezer, spotlights to the ceiling, tiled effect flooring, under cabinet downlights, a side facing uPVC window and a folding door leading through to a small utility lobby that houses space/plumbing for a washing machine, dryer and housing the gas combi-boiler.

## Bathroom 5'4" x 7'2" (1.65 x 2.20)

Fitted with a white three piece bathroom suite comprising of a shower bath with mains fed shower unit, pedestal basin and low level WC. With fully tiled walls and flooring, radiator, extraction fan and two uPVC windows.

## Landing

Stairs rise to a split level landing with a wooden balustrade, radiator and a door opening to a fixed ladder staircase leading to the second floor loft space.

## Bedroom One 11'5" x 14'9" (3.50 x 4.50)

Spacious front facing bedroom spanning the full width of the property with a uPVC window, radiator and built-in cupboard.

## Bedroom Two 12'3" x 9'6" (3.75 x 2.90)

Second double bedroom with a uPVC window to the rear, radiator and laminate flooring.

## Bedroom Three 9'4" x 7'10" (2.85 x 2.40)

Rear facing bedroom with a radiator and a uPVC window overlooking the garden.

## WC 3'3" x 4'11" (1.00 x 1.50)

First floor cloakroom fitted with a low level WC and pedestal basin with tiled walls and tiled flooring and a uPVC window.

## Loft Space 11'9" x 10'5" (3.60 x 3.20)

A fixed staircase leads to the second floor carpeted loft space with velux skylight and low level eaves storage cupboards.

## Garden

To the front of the property is a small walled garden with a hand gate giving access to the front door.

At the rear is a generous south facing garden, with a large stone paved patio area leading onto a laid to lawn section of garden with mature planted borders and a mixture of fenced and walled boundaries. At the bottom of the garden is a block built shed with decorative wooden cladding and offering plenty of useful storage space. A pedestrian gate provides a right of way over the neighbouring property to give access from the roadside.

## Services

Council tax band A.

Services include mains gas, electric and drainage connections.

Please note the converted loft space doesn't have building regulation approval and is just storage space.



Council Tax band:A

Tenure: Freehold

**Directions:** From our office head north on Queen Street, over both mini-roundabouts and turn left onto Hubert Street where this property is one of the first on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

